THE REAL ESTATE MARKET

MANY BIG APARTMENT HOUSE DEALS DURING THE WEEK.

Continued Demand for These Structures Estate Sale in May-News and Gossip.

There was no lack of interest in the realty developments of the past week. the general trend of the market, as for some time past, being in centres of activity where there has been a steady demand for desirable properties, mainly of the apartment house type, or of sites that would be suitable for such improve-

The leasing of the Fifty-sixth street corner of Fifth avenue by Klein & Jackson from Woodbury G. Langdon for the purpose of building an apartment hotel thereon coming so closely on top of the Seventy-second street and Fifth avenue apartment, which will be something extraordinary even in this town where money is spent so lavishly in building construction, has caused those who observe conditions to reach the conclusion that the hotel and apartment proposition, which many had supposed was near its limit if it had not already attained it, was not at the top of the wave by any means. Visitors from abroad say that Americans are not as domestic as they were a decade ago and hint that the servant problem is what is responsible for the hegira from the home to the hotel. There are very many hotels and spartments in the greater city and all of them seem to be occupied. The Hereford, Allendale, La Salle, Carlisle Dwellings and the two unnamed structures at Nos. 521 and 523 West 112th street sold during the week are all tenanted. It is scarcely to be wondered at that those looking for some returns should

ANY BIG APARTMENT HOUSE
The Construction News out yesterday had the following interesting statement concerning the building situation:

"Building for March in 60 of the principal cities of the country shows a decrease of 111 buildings and 20,430,538 or 12 per cent. This is not considered in any sense a bad showing. It will be seen by the accompanying table that these losses are in 32 cities and gains in 27:

1011		1910		Per	Per
· No:of	Estimated	No. of	Estimated	Cent.	Cent.
Cities. Bldgs.	Cost.	Bldgs.	Cost.	Gain.	Loss.
New York, Boros Manhattan		282	\$18,199,325		44
and Bronx 543	\$10,268,425 9,553,700	1.081	10.002,900		4
Chicago	6,723,000	180	4.151.000	62	
Philadelphia	5.581,295	2.361	5,343,270	4	22 1
Brooklyn	2,334,375	783	5.210.980		85
St. Louis 922	2,297,198	988	2.347.944	44	2
Los Angeles 967	2.122.886	1.063	1.719.921	221	
San Francisco 558	2,090.703	537	1.927.300	35	
Portland. Ore 836	1,781,514	755	1.471.585	69	100
Indianapolis	1,367,325	563	1.651.640	1000	17
Detroit 719 Louisville 202	1,259,825	295	336,455	274	1.0
Cleveland 828	1.214.790	771	1.192.204		13.3
Cincinnati	1,089,420	1.031	947.535	16	7.1
Milwaukee 596	1.088.039	405	957,619 1,426,160	11	26
Minneapolis	1.060.115	681	959,275	9	-
Baltimore	1.047.860	357	589,970	74	2.4
Oakland, Cal	1.027.228	325	1.793,501	24	43
l'itisburg 421	1.009,901	357	858,052	18	44
Ksnsas City 518	895,460	131	1.622.305	22	40
Rochester	885,812	301	1.130.436		50
Seattle 1.179	737.640	1.241	1.475.895	- 17	36
Denver	719,050 699,000	344	H26,000		25
Atlenta	678.007	161	665,641		
Richmond	574,778	97	339,031	61	
San Diego 217	549,660	171	245.400	24	3.5
Houston 187	522.219	141	198.985	163	1.0
Memphis	483.805	371	122.257	10	14
Hartford	147,765	120	521.020 500.943		16
Omeha	421.960 414.976	230	582,377		29
Worcester	400,273	171	344,963	10	
Peoria 47	105.521	38	152,909	167	54
Spokane 282	288.915	200	846.075	***	34
New Heven 108	755,296	126	350,034	10	31
Toledo. 198	786,596	112	262,839	14	
Wilmington	286,506	301	148,957		36
Birmingham 560 Duluth 128	264,550	130	545,820		5,2
Fort Wayne 97	253,750	115	211.025	20	
Paterson 118	288.885	102	238.462		26
Wilkesbarre	232,585	129	313.576	33	211
Wilkesbarre 89	209.727	*1	157,343		49
Davenport	160,600	15	313,5 00		40
Scranton 207	149,505	316	2.947		2.5
Chattanooga 207 Norfolk 71	146,065	90	09,814		28
Lawtence. 32	119,225	31	15.123		23
Cedar Rapids 30	118.000	26	143,200	••	19
Springfield	92,525	67	114.000	::	14
South Bend 71	92,242	87	106,655	::	14 82 48
Little Rock	104,494 81,133	- 20	135,990		18
Charlotte 56 Lincoln 50	74.587	92	169.015		- 56
Stockton 33	59.135	33	53,670		
Portland, Me 24	55,250	31	* 91.525	**	43
Troy 39	40.440	35	69,400	9.1	65
Pueblo 32	30,055	27	85,772		0.00000
Totals	\$69,180,975	21.786	\$78,611,362		12

Interesting Statistics Gathered From All Over the Union.

The Construction News out yesterday had the following interesting statement concerning the building situation:

"Building for March in 60 of the principal cities of the country shows a decrease of 12 per cent. In comprasion with the corresponding month a year ago, accord-

AUCTION ANNOUNCEMENTS. Tent-Weller Building and Famous Old

Texti-Weller Building and Famous Old Traciic Theatre to Be Sold on Tuesday.

Joseph P. Day's next special sales day will be-Tuesday, when he will offer a long representative list of property, among which will be the Tefft-Weller building on Broadway and the Thalia Theatre on the Bowery. The former property comprises 17,350 square feet and has been for fifty years the home of the Tefft-Weller Company, which was recently absorbed by the H. B. Claffin Company. The Thalia Theatre will be offered to settle the estate of William Kramer, who was the first to produce German opera in America. The Thalia was bought by Mr. Kramer in 1879. It was at that time known as the Bowery Theatre The property has a frontage of 75 feet and runs from the Bowery through to Elizabeth street, a distance of 200 feet. It is located a short distance south of the entrance to the new Manhattan Bridge. The other properties to be offered on this day include the southwest corner of Thirty-third street and Madison avenue, a three story and basement brownstone dwelling. Nos. 40 and 51 West Thirty-sixth strees, two four story and basement dwellings; No. 96 to 100 Maiden lane. a five story loft building. No. 455 Sixth avenue and No. 101 West Twenty-seventh street, an "L" shaped parcel around the corner of Twenty-seventh street, and Lexington avenue, four four story single flats the northwest corner of Avenue A and Seventieth street, a five story brick tenement: No. 317 West Eighty-eighth street, a four story dwelling; No. 14 West Ninety-ninth street, a five story brick tenement: No. 316 West Eighty-eighth street, a four story dwelling; No. 15 Bleecker street, a four story dwelling; No. 16 Bleecker street, a four story brick tenement; no. 16 Spring and Lafayette streets; two five story brick buildings, on plot 48.6178xirregular. Thalle Theatre to Be Sold on Tuesday.

Coming Auction Sales [At 14 Vesey Street.]

Undoubtedly the large holdings of the Hebrew Sheltering Guardian Society at Broadway, 150th to 151st street, secured by a syndicate, will be improved on the hotel or apartment house plan.

The Ritz-Carlton Company, through its president, R. W. Goelet, has leased from Elbridge T. Gerry the southerly half of the Windsor Arcade site at Fifth avenue and Forty-sixth street, together with the intervening property on the north side of Forty-sixth street between the avenue and the hotel. The property covered by the heavenue and the hotel. The property at Liberty and Nassau streets in few covered by the heavenue and the hotel. The property of the property of the avenue and the hotel. The property of covered by the heavenue and the hotel. The property of the property at Liberty and Nassau streets in few covered by the heavenue and the hotel. The property of the property at Liberty and Nassau streets in few property of the property at Liberty and Nassau streets in few property of the property of the property of the property at Liberty and Nassau streets in few property of the property at Liberty and Nassau streets in few property of the property at Liberty and Nassau streets in few property of the property at Liberty and Nassau streets in few property of the property at Liberty and Nassau streets in few property of

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The few houses of which the home above is a fair example are most attractively turnished and decorated and their interior design and finish further carry out the elegance of their exteriors. They have eight rooms, two baths, laundry in cellar, hot and cold running water, salt water baths, two bathrooms, are lighted by electricity. have perfect sewerage, and have all the fireproof qualities of stucco construction. They are in the midst of a most artistically grouped community of summer homes, side by side with \$20,000 and \$40,000 houses and differ from their costlier and more pretentious neighbors in size only. They are every bit as graceful, as artistic, as exclusive and as expressive of the excellent good form of their inmates

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The beach is superb, fronting the ocean, a broad beach of the finest sand, the bathing the best, the beach the safest on the Atlantic coast, with a brisk tonic surf that has been famous for years. The beach is ten miles long and, compared with other portions of the Long Island shore, projects outward three miles at sea. Merely to sit or stroll on the great four mile boardwalk at Long Beach is to have as bracing and beneficial effect as an ocean voyage. There is still water bathing, too, for those who prefer it, and no end of motor boating and sailing

Long Beach is a colony of beautiful homes, grouped near the great HOTEL NASSAU, now open for the season, which is as modern and fully equipped as the best Broadway hostelries. Its Casino its band and orchestras, its well filled boardwalk, a four mile ocean promenade of beauty, exquisite gowns and good form, glorious ocean breeze and tonic health, its wealth of color, its exclusive charm, its week end visit of a thousand motor parties all combine to give the touches that have appealed to the best in Manhattan. It gives the refinement of Newport, the gayety of Monte Carlo, the holiday spirit and bathing features of Atlantic City and the coolness, the invigorating, brac-

Government reports show that Long Beach is cooler in summer than Atlantic City, cooler than any resort this side of Nantucket. On days when people in New York City are dropping dead from heat young folk are playing tennis at Long Beach at midday on five of the finest dirt courts in the country.

Although Long Beach is known as a resort of the wealthy, it is no costlier for living expenses than any other suburban resort on Long Island. The stores maintain the same prices, and the house accommodations are far superior to those the same amount of money will purchase elsewhere.

It is as easy to step into the Pennsylvania Station and roll quietly and comfortably to Long Beach with always a seat for you as to step into the elevated and strap-hang your way to uptown Manhattan, and the time is about the same. The commutation to Long Beach is low, only 37c. a day, the trip a pleasure and the resort itself a summer Paradise. You can have your family here for the summer and be with them every night.

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